

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES**

OCTOBER 14, 2010

The regular meeting was held in the Scott County Courthouse on October 14, 2010. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, Jimmy Richardson, Ralph Tackett, Melissa Waite, and Horace Wynn, Director Earl Smith, Planners Brian Shorkey and Joe Kane, and Attorney Charlie Perkins. Absent were Commissioners John Lacy and Bias Tilford.

Chairman Bradley called for a moment of silence in remembrance of Mike Sapp and Gary Perry.

Those in attendance intending to speak before the Commission were sworn in by Mr. Perkins.

Motion by Holland, second by Waite, to approve the August invoices. Motion carried.

Motion by Richardson, second by Holland, to approve the August 12, 2010 minutes. Motion carried.

Motion by Tackett, second by Waite, to approve the September invoices. Motion carried.

With the movement of the Cedar Hills application to the beginning of the applications agenda, motion by Waite, second by Holland, to approve the October agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items eligible for the consent agenda.

PSP-2010-19 Cedar Hills Subdivision Amended – Amended Cluster Subdivision Plat for future lots and open space on a previously approved Cluster Subdivision Plan, located on Cincinnati Pike (U.S. 25 N.), north of Rogers Gap Road and west of I-75.

Mr. Shorkey reviewed the status of the request. It was agreed at the workshop that an emergency access is needed, which needs to be built to County standards. He stated that the applicant is requesting that the application be postponed so that he can have the plat redrawn. Since the second access road must be 20 feet wide and paved, he plans to move it to the north and have it provide access to tracts, not just used for emergency access. Staff was agreeable to this.

Motion by Richardson, second by Waite, to continue the application to the November meeting. Motion carried.

ZMA-2010-21 Kroger Rezoning – Rezoning request for 5.4720 acres of B-2 to B-5 and 12.3966 acres from R-3 to B-5, located on the north side of McClelland Circle (U.S. 460 bypass), southwest of the Suffoletta Family Aquatic Center, and west of Lexington Road (U.S. 25 S). PUBLIC HEARING

Mr. Shorkey reviewed the staff report. He addressed the issue of the Comprehensive Plan. The northern portion of the property is planned for residential, and the applicant has submitted a written justification statement that argues the existing zoning classification is no longer appropriate because of socio-economic changes in the area since the 2006 adoption of the Comprehensive Plan.

He stated that the applicant provided a full traffic impact study which was reviewed by the City Engineer, who recommends four improvements which are listed in the staff report. The applicant agrees to construct the improvements.

Staff recommended approval of the rezoning request.

Chairman Bradley welcomed Horace Wynn as the new Planning Commissioner, appointed by the Mayor. Attorney Perkins noted that he was administered the oath of office.

Commissioner Holland asked Eric Larson, City Engineer, about the traffic situation. Mr. Larsen reviewed the traffic study.

Rena Wiseman, representing the applicant, stated that they agree with the traffic mitigation measures. She stated that the existing Kroger is too small to serve the present demand. The new store would be a Kroger Marketplace that provides a one-stop shopping supercenter. She stated that 168 jobs will be added, and then addressed the Comprehensive Plan issue. A detailed justification statement is included with the staff report.

She discussed the road construction plans, and agreed with the staff recommendations.

Chairman Bradley opened the public hearing.

Sandra Baldwin, Bradford Place subdivision resident, expressed concern about increased traffic on Grisham Drive. Ms. Wiseman stated that the traffic engineer projected that only 2% of the development's traffic will be coming from that street. Mr. Larson stated that traffic calming measures will be investigated at the development plan stage.

With no more comments from the public, Chairman Bradley closed the public hearing.

Commissioner Wynn asked that consideration be given to the current Kroger site that will become vacant. Ms. Wiseman stated that Kroger is already trying to find a new leasee for the property. She did not know about the gas station site.

Motion by Waite, second by Tackett, to recommend approval of the rezoning request, subject to the conditions and applicant findings in the staff report, and on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 6-0.

PSP-2010-07 Golf Townhomes of Cherry Blossom, Phase 3 – Amended Preliminary Subdivision Plat for 27 units on 5.12 acres, located on the east side of Riviera Drive, west of Lanes Run Creek, northwest of Old Oxford Road.

Mr. Kane reviewed the history of the application. The current application is a request for approval of a previously-approved preliminary plat. He reviewed the three specific requests, which are outlined in the staff report and supported by staff. He noted condition #1, which states that no approvals beyond 100 units will be granted until the connection to and improvements to Old Oxford Road along the subdivision frontage are constructed, or a second entrance to a public road is constructed.

Commissioner Waite felt that road improvements should be constructed before any more units are approved. Mr. Kane reiterated that this plat reduces the number of lots from 98 to 95, and they are only preliminarily approved.

Glenn Hoskins, representing the applicant, asked for permission to bond the paving of the hammerhead turnaround since they may be able to have the plat ready to record in the winter when the asphalt plants are closed. He asked that condition #2 be amended to reflect that bonding the paving is permitted. He agreed with all other conditions.

Placing a deadline on the paving requirement was discussed. It was agreed that the hammerhead turnaround can be bonded and must be completed by July 1, 2011.

Motion by Tackett, second by Richardson, to approve the Amended Preliminary Subdivision Plat, including the two requested variances, subject to the nine (9) conditions of approval, including the amendment of condition #2 requiring the paving of the hammerhead by July 1, 2011. Motion carried.

Mr. Smith announced that the GIS Department received the Kentucky Association of Mapping Professionals Exemplary GIS Award for the entire state. Chairman Bradley extended the Commission's congratulations.

Discussion of Bylaws

Mr. Smith had a list of corrections needing made to the bylaws. He suggested forming a committee to review them. Commissioners Wynn, Holland, and Bradley volunteered to undertake the project.

References to Executive Committee

Mr. Smith reported that in many of the Commission documents, there are references to the Executive Committee, which was disbanded at the August meeting.

Chairman Bradley stated that re-instating the Executive Committee had been suggested, giving the committee specific authority set in writing. Mr. Perkins agreed that the committee can be beneficial and useful, but the Commission needs to be comfortable with the authority it is given.

It was agreed that staff should pursue how an Executive Committee should be set up and present the findings to the Commission.

Update of previously approved projects and agenda items

Mr. Smith reported that through the bid process, it was found that Koorsen Fire and Alarm can reduce our yearly cost of monitoring alarm services by 69%, which includes the added benefit of fire alarm monitoring.

He reported that the annual financial audit is being done by Charles T. Mitchell for the same fee as last year.

A public computer terminal has been set up in the office that can be used for H.B. 55 work sessions, pictometry, and other services.

Personnel Discussion

Motion by Holland, second by Waite, to go into closed session. Motion carried.

Motion by Waite, second by Hampton, to return to open session.

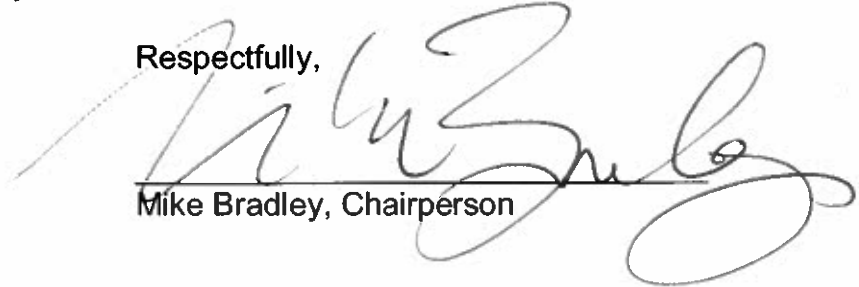
Motion by Holland, second by Waite, to hire Brent Combs as the new Planning Commission Engineer at a salary of \$58,000 per year, conditioned on his

acceptance of the Memorandum of Understanding. By roll call vote, motion carried 5-2, with Hampton and Wynn dissenting.

Motion by Waite, second by Tackett, to approve the Memorandum of Understanding. Motion carried unanimously.

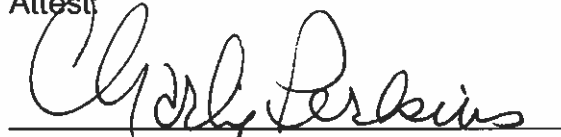
The meeting was then adjourned.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Mike Bradley".

Mike Bradley, Chairperson

Attest:

A handwritten signature in black ink, appearing to read "Charlie Perkins".

Charlie Perkins, Secretary